

**BOARD OF ARCHITECTURAL REVIEW  
AGENDA  
February 4, 2016 - 4:00 PM  
Council Chambers - Rouss City Hall**

**1. POINTS OF ORDER**

- A. Roll Call
- B. Approval of Minutes – January 21, 2016

**2. CONSENT AGENDA**

**3. NEW BUSINESS**

**BAR-16-036** Request of Complete Restoration Services for a Certificate of Appropriateness to repair damage caused by a fire at 118 East Germain Street.

**BAR-16-042** Request of Winchester Church Of God for a Certificate of Appropriateness to make exterior repairs, replace gutters and downspouts and paint at 213 South Braddock Street.

**BAR-16-043** Request of 309 Brad LLC for a Certificate of Appropriateness for outdoor lights, flooring and windows at 308 Library Lane.

**BAR-16-056** Request of Reader & Swartz Architects for a Certificate of Approval to remodel the existing storefront at 122 North Loudoun Street.

**4. OLD BUSINESS**

**BAR-15-703** Request of Chad Lewis to demolish existing wall and install wrought iron fencing at 217 South Washington Street.

**5. OTHER DISCUSSION**

**6. ADJOURN**

**\*\*\*APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MEETING\*\*\***

**BOARD OF ARCHITECTURAL REVIEW  
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, January 21, 2016, at 4:00pm in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

**POINTS OF ORDER:**

**PRESENT:** Chairman Rockwood, Vice Chairman Bandyke, Mr. Serafin, Ms. Schroth, Mr. Walker  
**ABSENT:** Ms. Elgin, Ms. Jackson  
**STAFF:** Josh Crump, Erick Moore, Carolyn Barrett  
**VISITORS:** Tommy Beavers, Donald White

**APPROVAL OF MINUTES:**

Chairman Rockwood called for corrections or additions to the minutes of January 7, 2016. Vice Chairman Bandyke made a motion to approve the minutes as submitted. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 4-0-1 (Walker).

**CONSENT AGENDA:**

None

**NEW BUSINESS:**

**BAR-16-005** Request of Beavers Carpentry for a Certificate of Appropriateness to replace siding and windows at 513 South Loudoun Street.

Mr. Beavers described the condition of the current windows and siding. He passed around a sample of the cedar siding he plans on using. Chairman Rockwood asked if the cornice was in good shape. Mr. Beavers said it was in decent shape the last time he checked it. Vice Chairman Bandyke asked if a color had been selected yet. Mr. Beavers said no. Chairman Rockwood asked if it was feasible to scrape and repair the old siding. Mr. Beavers said old siding never comes off in one piece. Part of the project is to pull off the old siding and insulate the walls. There was discussion about the windows and how they would fit into the house. A representative of the window company demonstrated the replacement window. Mr. Walker asked if the windows would have storm sashes and screens.

*Mr. Walker made a motion to approve a Certificate of Appropriateness for **BAR-16-005** as submitted. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 5-0.*

**OLD BUSINESS:**

None

**DISCUSSION:**

Mr. Crump said he had asked about extending the terms for Chairman Rockwood and Vice Chairman Bandyke. He had not heard anything back yet. Mr. Moore said he was starting to go over old cases and do follow-ups on them. He had found three that were not in compliance concerning windows. He has sent out letters noting the discrepancies.

**ADJOURN:**

With no further business before the Board, the meeting was adjourned at 4:23pm.

CERTIFICATE #: BAR- 16-036  
DATE SUBMITTED: 1/19/16



Rouss City Hall  
15 North Cameron Street  
Winchester, VA 22601

Telephone: (540) 667-1815  
FAX: (540) 722-3618  
TDD: (540) 722-0782  
Web: www.winchesterva.gov

**APPLICATION  
BOARD OF ARCHITECTURAL REVIEW  
CERTIFICATE OF APPROPRIATENESS**

Please print or type all information:	
<u>540-723-6264</u> Telephone	<u>Complete Restoration Services of Winchester Inc.</u> Applicant
<u>Esti130@comcast.net</u> E-mail address	<u>3070 B Shawnee Drive Winchester VA 22601</u> Street Address
	<u>Winchester VA 22601</u> City / State / Zip

<u>Elmer W Seal</u> Property Owner's Signature	<u>Elmer W. Seal</u> Property Owner (Name as appears in Land Records)
<u>668-7031</u> Telephone	<u>118 East Germain Street</u> Street Address
<u>668-7031</u> E-mail address	<u>Winchester VA 22601</u> City / State / Zip

**PROPERTY LOCATION**  
Current Street Address(es) 118 East Germain Street Use: Single Family  
Zoning: RBI (HW) Year Constructed: 1936 Historic Plaque? Y ( ) N (X) Number: \_\_\_\_\_

**TYPE OF REQUEST**

Demolition	Sign (specify type) and # _____	Exterior Change
New Construction	Freestanding	Siding
Addition	Wall	Roofing <u>Replace</u>
Fence/Wall	Projecting	Windows/Doors <u>Replace</u>
CONCEPTUAL REVIEW ONLY	Other sign (specify)	Paint <u>Re-paint</u>
Other (specify)		

**\*\*\*SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION\*\*\***

**FOR OFFICE USE ONLY**

BAR Review OR Administrative Review per Section 14-5

Hearing Date(s) \_\_\_\_\_

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Secretary, Board of Architectural Review



***Complete Restoration Services  
Of Winchester, Inc.***

Fire and Water Damage Specialists      VA Class A Licensed  
Remodeling, Drywall, Carpentry and Custom Painting  
(540-723-6264)

January 16, 2016

Property at 118 East Germain Street

Complete Restoration Services will be conducting reconstruction of the property that was damaged by fire. The following documents will serve as picture references for what is to be reconstructed on the exterior of the home. The existing paint colors will be matched using Sherwin Williams exterior latex paint. The existing guttering is standard 5" aluminum white.

Page 1. The top photo is the existing home. The bottom photo is what the replacement sash kit appearance will be.

Pages 2&3 are the sash replacements proposed in the reconstruction. The existing trim and frames will remain.

Page 4. This is the standing seam metal roof color that will be replaced on the home. The existing snow birds will be re-used.

Sincerely,

Frederick A Dudley  
Owner/President

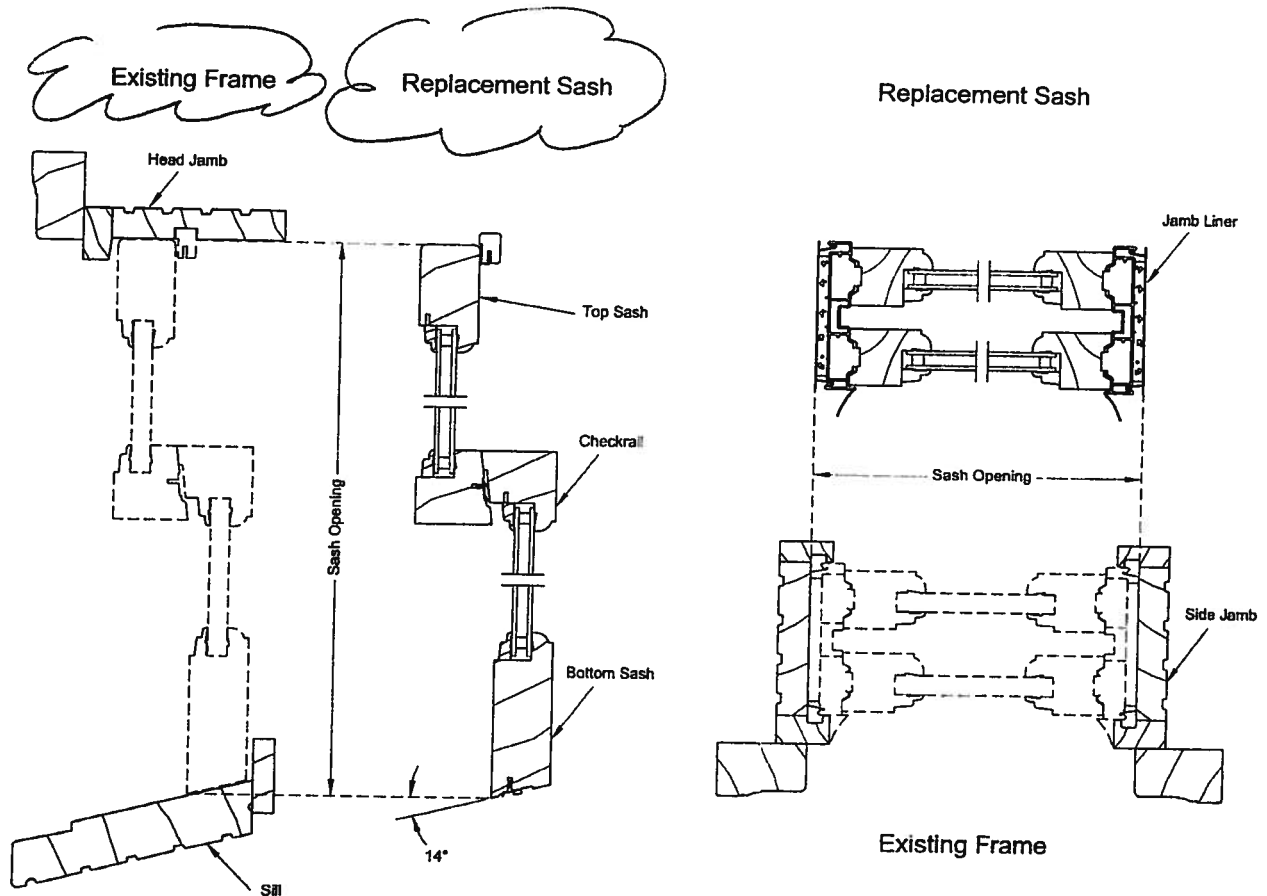
3070 B Shawnee Drive, Winchester VA 22601  
Phone (540) 723-6264      Fax (540) 723-6266





## Tilt Pac Measurements

Scale: 3" = 1'0"



### Instructions:

Follow these steps to measure an opening for Tilt Pac Replacement Sash

1. To find the sash opening height:

If the old window has Wood blocks holding the top sash in place, remove them. Lower the top sash for measuring clearance, then measure the height of the window from where the top sash meets the head jamb to where the bottom sash meets the sill when the bottom sash is fully closed.

2. To find the sash opening width:

Take an inside measurement of the frame from jamb to jamb.

3. To find the sill angle:

Raise the bottom sash and place a carpenter's protractor on the sill, the angle will register. Marvin's standard bottom rail is 14 degrees, other angles must be specified.

**NOTE:** Double Hung sash shown above. Instructions and measuring locations apply to Single Hung, Magnum Double / Single Hung sash.

## Wood Tilt Pacs



### Unit Features

Wood Tilt Pac: WTP

Wood Magnum Tilt Pac: WMTP



#### Sash:

- Double Hung Tilt Pac
  - Sash thickness: 1 5/16" (33)
  - Top rail width: 2 15/32" (63)
  - Bottom rail width: 3 3/4" (95)
  - Stile width: 1 25/32" (45)
- Magnum Double Hung Tilt Pac
  - Sash thickness: 1 3/4" (44)
  - Top rail width: 2 1/4" (57)
  - Bottom rail width: 3 1/2" (89)
  - Stile width: 2 1/4" (57)
  - Bottom rail bevel 14 degrees
- Removable exterior glazing stops

#### Hardware:

- Lock: high pressure zinc die-cast cam lock and keeper
  - Optional keyed lock
  - Two locks on glass sizes of 36" (914) and wider
  - Color: Satin Taupe
    - Optional: Bronze, White, Plated Brass, Antique Brass, Satin Chrome, Oil Rubbed Bronze, Satin Nickel, Polished Chrome
- Double Hung Tilt Pac balance system: coil spring block and tackle with nylon cord and fiber filled nylon clutch
- Double Hung Magnum Tilt Pac: double coil spring block and tackle with nylon cord and fiber filled nylon clutch
- Jamb track: vinyl extrusion, foam backing
  - Color: Beige or White
- Sash retainer plate: standard for magnum units, optional for double hung - polycarbonate theroplastic
  - Color: Bronze or White
- Optional sash lifts: high pressure zinc die-cast
  - Color: Satin Taupe
    - Optional: Bronze, White or Brass

#### Weather Strip:

- Double Hung weather strip: dual durometer double leaf at check rail; bulb type dual durometer weather strip at bottom rail
- Double Hung Magnum weather strip: continuous leaf weather strip at head jamb parting stop which seals against top sash; dual durometer double leaf at check rail; bulb type dual durometer weather strip at bottom rail
- Color: beige

#### Insect Screens:

- Full sized wood screen is standard
  - Optional wood half screen, or aluminum full or half screen
  - All screens are shipped loose
  - Aluminum screen colors: Pebble Gray, Bahama Brown, Evergreen, Bronze, Stone White, Ebony, Cobalt Blue, Wineberry, Coconut Cream, Hampton Sage, Cashmere, Arctic White, Cumulus Gray, Desert Beige, Sherwood Green, Sierra White, Cadet Gray, Cascade Blue, or French Vanilla
  - Screen Mesh: Charcoal fiberglass
  - Optional Screen Mesh: Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire, Bright Bronze Wire or Charcoal High Transparency (CH Hi-Tran) fiberglass

#### Glass and Glazing:

- Glazing method: single glaze, single glazed with energy panel or hermetically sealed insulated glass
- Glazing seal: silicone glazed
- Standard glass is insulating Low E2 Argon or Air
- Optional glazing available: Low E1 Argon or without Argon, Low E3 Argon or without Argon, clear, tints, tempered, obscure, decorative glass options
- Insulated glass will be altitude adjusted for higher elevations, Argon gas not included





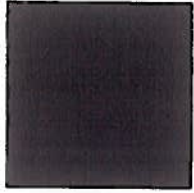


**ENGLERT**

# Standard **COLORS** and **COATINGS**

**PERMACOLOR 3500** Full Strength 70% Kynar 500®/Hylar 5000®

All colors available in Galvalume and Aluminum (.032", .040" & .050").



**SUNETT BLUE**



**HARTFORD GREEN**



**DARK BRONZE**



**MANSARD BROWN**



**BURGUNDY**



**ROYAL BLUE**



**FOREST GREEN**



**MATTE BLACK**



**MEDIUM BRONZE**



**COLONIAL RED**

## **PERMAMETALLICS 3500\***



**METALLIC COPPER**



**CHAMPAGNE**



**PACIFIC BLUE**



**EVERGLADE MOSS**



**CHARCOAL GRAY**



**SIERRA TAN**

## **PREWEATHERED GALVALUME®**



**DEEP RED**



**SLATE BLUE**



**PATINA GREEN**



**SLATE GRAY**

## **MILL FINISH**



**GALVALUME-PLUS®**

\*Premium priced paint systems.



**SANDSTONE**



**TERRA COTTA**



**BONE WHITE**



**HEMLOCK GREEN**



**DOVE GRAY**



**STONE WHITE**



To view current SRI values,  
please visit the Englert website.

Colors shown are close to actual finishes however, due to the limitations of printing processes, slight variations may exist. Please contact Englert for actual color chips before ordering.

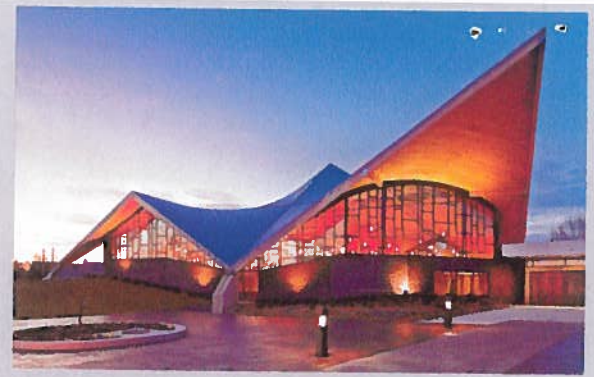


## FINISHES THAT MEET ANY DESIGN OBJECTIVE

Englert is one of the few single-source metal roof manufacturers with an in-house coil coating line and an exceptionally broad range of finishes, whether the design calls for a natural weathered appearance or bright, high-performance, full-strength fluorocarbon colors.

### Custom Colors

We can match the color of virtually any material, including brick, wood and fabric. Englert offers short lead times, and our minimum custom-color order requirements are among the industry's lowest.



## ROOFING KYNAR-COATED STANDARDS IN STOCK - SHEET AND COIL

COLORS	STEEL			ALUMINUM			
	22g	24g	26g	.032	.040	.050	.063
Galvalume Plus	NA	NA	NA	NA	NA	NA	NA
Burgundy	●	✓	✓	✓	●	●	●
Bone White	●	✓	●	✓	✓	✓	●
Charcoal Gray	●	✓	✓	✓	✓	✓	●
Colonial Red	●	✓	✓	✓	●	✓	●
Dark Bronze	●	✓	✓	✓	✓	✓	●
Dove Gray	●	✓	●	✓	✓	✓	●
Deep Red	●	✓	●	✓	●	●	●
Everglade Moss	●	✓	●	✓	●	●	●
Forest Green	●	✓	✓	✓	✓	✓	●
Hartford Green	●	✓	✓	✓	✓	✓	●
Hemlock Green	●	✓	●	✓	●	✓	●
Mansard Brown	●	✓	✓	✓	✓	✓	●
Medium Bronze	●	✓	✓	✓	✓	✓	●
Mill Finish (Aluminum)*	NA	NA	NA	✓	✓	✓	✓

\*Made to order - available in sheets only.

## POLYESTER COATED SHEETS\* - ALUMINUM

COLORS (TWO-SIDED)		4' x 10'		4' x 8'	
		.032	.040	.032	.040
Bronze	Low-Gloss White	✓	✓	✓	●
Hi-Gloss White	Hi-Gloss White	✓	✓	✓	●

\*Contact Englert for information on additional polyester colors.

### ENGLERT INC.

1200 Amboy Avenue, Perth Amboy, NJ 08861  
Phone: 732-826-8614 • Fax: 732-826-8865  
info@englertinc.com • englertinc.com

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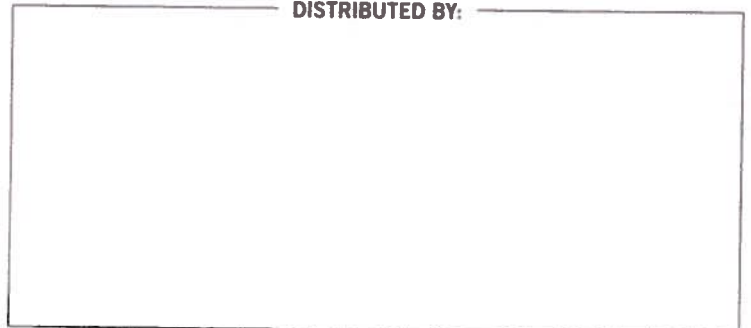
COLORS	STEEL			ALUMINUM			
	22g	24g	26g	.032	.040	.050	.063
Matte Black	●	✓	✓	✓	✓	✓	●
Pacific Blue	●	✓	●	✓	●	●	●
Patina Green	●	✓	●	✓	●	●	●
Royal Blue	●	✓	●	✓	●	✓	●
Slate Blue	●	✓	●	✓	●	✓	●
Slate Gray	●	✓	✓	✓	✓	✓	●
SunNet Blue	●	✓	●	✓	●	●	●
Sandstone	●	✓	●	✓	✓	✓	●
Sierra Tan	●	✓	●	✓	✓	✓	●
Stone White	●	✓	●	✓	✓	✓	●
Terracotta	●	✓	●	✓	●	✓	●
Champagne (Metallic)*	●	●	●	●	●	●	●
Copper (Metallic)*	●	✓	●	✓	✓	✓	●
Prewheathered (Metallic)*	●	✓	●	✓	✓	✓	●

\*Mica 2-Coat System

✓ - Standard ● - Minimum Quantities Required NA = Not Available

Colors shown are close to actual finishes however, due to the limitations of printing processes, slight variations may exist. Please contact Englert for actual color chips before ordering.

DISTRIBUTED BY:



# CITY OF WINCHESTER ARCHITECTURAL INVENTORY

1976

Address: 118 Present Use: \_\_\_\_\_  
 Map & Parcel: \_\_\_\_\_ Assessed Value: \_\_\_\_\_  
 Tract & Block: \_\_\_\_\_  
 Present Owner: Lorraine L. Larran Historic Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ Original Owner: \_\_\_\_\_  
 Original Use: \_\_\_\_\_

Date: 17\_\_ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 19\_\_  
 Style: Vern. L.Geor. Grk.Rev. Ital. 2ndEmp. Rom. Goth. Q.A. Col.Rev.  
 B.Arts None+ None-

Stories: B 1 1½ 2 2½ 3 3½ 4

Material: Stone Log Clapbrd. Wd.Fr. Brk. Plas. Siding

Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

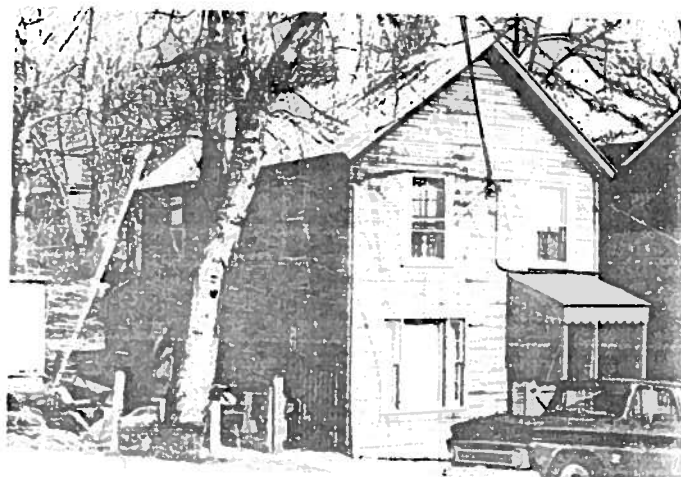
Environmental Context: Strong Moderate Weak

Architectural Significance:  
 Outstanding Excellent Good Average None  
 Architectural Description

Non-descript two bay gable end dwelling. Original first floor window unit has been replaced by the present picture window. There is a single bay modern shed roof porch with a scalloped wood overhang.

Historical Significance:  
 National State/Regional Local None  
 Historical Description

References:







# City of Winchester

## 118 East Germain Street

Tax Map Number: 213-1-G-9-

DHR Resource Number: 138-0042-0480

Resources: 1 single dwelling; 1 shed

Date/Period: ca. 1920

Style: Vernacular

Sources: Sanborn Fire Insurance Company Maps, Quarles, *The Story of One Hundred Old Homes*



## Architectural Description

**Site Description:** This lot, located on the north side of East Germain Street, slopes steeply to the east. The single dwelling on the property has no setback because its façade is fronted by the concrete-paved city sidewalk. A chain-link fence encloses the lot on all sides. Landscaping is minimal but there is a small tree located west of the dwelling.

**Secondary Resource Summary:** A prefabricated shed is located north of the dwelling.

**Primary Resource Description:** This two-story, single dwelling, dating from circa 1920, has a rectangular plan. It is two bays wide and three bays deep. The building features a front-gabled roof on the main block, and a shed roof on the full-width, one-story rear addition. The building is set on a solid foundation, the material of which was not visible at the time of the survey.

The building is wood-frame construction clad with weatherboard siding. The front-gabled roof is covered with standing-seam metal. It features overhanging eaves and a boxed wood cornice that is raking on the gable ends. A square vent is placed in the upper gable ends of the dwelling. A central-interior chimney (painted) is composed of rock-faced, concrete blocks. A one-story, one-bay entry porch is located on the east end bay of the façade. It has a shed roof covered with asphalt shingles and a decorative scalloped wood trim. The porch is supported by square wood posts that are infilled with a metal balustrade. The foundation is parged with concrete. The porch shelters a single-leaf, side entry opening. This door was concealed by a metal storm door at the time of the survey. A picture window pierces the west end bay of the first story. This replacement window, reminiscent of the ranch house-style window popular in the mid-twentieth century, consists of a one-light, fixed wood window flanked by narrow 2/2, double-hung, wood-sash windows. The second-story windows of the façade, as well as those on the west (side) elevation are standard-sized, 2/2, double-hung, wood-sash set within square-edged wood surrounds. The first story of the west elevation has a smaller, 1/1, double-hung, wood-sash window at the northern end. The east (side) elevation has a single-leaf entry opening in the north end bay. The material and design of this door is not visible from the public right-of-way. This entry is sheltered by a shed-roofed awning, possibly constructed of wood although not full visible. It is supported by wood knee brackets. The fenestration of the rear (north) elevation was not visible from the public right-of-way.

A one-story, full-width addition is located on the rear (north) elevation of the dwelling. It has a shed roof, the covering of which is not visible from the public right-of-way. The addition is clad with plywood and is fenestrated with paired one-light sliding windows.

**Secondary Resource Description:** A one-story, one-bay prefabricated shed is located north of the dwelling. It is set on a poured concrete foundation. The front-gabled roof is covered with metal. The building is metal frame, clad in metal sheeting. The shed is fenestrated with a double-leaf, metal door on the south elevation.

**Significance Statement:** This single-family dwelling is representative of the domestic architecture constructed in the City of Winchester in the early twentieth century. The building is first noted on Sanborn Fire Insurance maps in 1921, replacing a building that was noted on the map in 1903. This building retains its integrity of design, materials, and workmanship because the one-story porch addition is concealed to the rear of the dwelling. The altered window on the facade does not affect the building's overall integrity. The property maintains its historic location and setting. These elements give a high level of integrity in regards to feeling and association. Therefore, this property is eligible under Criteria A and C. This single dwelling is a contributing resource in the Winchester Historic District.

CERTIFICATE #: BAR- 16-042  
DATE SUBMITTED: 1/20/16




Rouss City Hall  
15 North Cameron Street  
Winchester, VA 22601

Telephone: (540) 667-1815  
FAX: (540) 722-3618  
TDD: (540) 722-0782  
Web: www.winchesterva.gov

APPLICATION  
BOARD OF ARCHITECTURAL REVIEW  
CERTIFICATE OF APPROPRIATENESS

Please print or type all information:	Winchester Church of God
	Applicant
<u>540-667-8017</u>	<u>2080 N Frederick Pike</u>
Telephone	Street Address
<u>kentwoodward@wincog.com</u>	<u>Winchester VA 22603</u>
E-mail address	City / State / Zip

 Property Owner's Signature	Winchester Church of God
	Property Owner (Name as appears in Land Records)
<u>540-667-8017</u>	<u>2080 N Frederick Pike</u>
Telephone	Street Address
<u>darrellwaller@wincog.com</u>	<u>Winchester VA 22603</u>
E-mail address	City / State / Zip

PROPERTY LOCATION

Current Street Address(es) 213 S Braddock Winchester VA 22601 Use: Food Pantry

Zoning: X (HW) Year Constructed: 1940 Historic Plaque? Y( ) N( X ) Number: \_\_\_\_\_

TYPE OF REQUEST (Relocate existing sign)

Demolition	Sign (specify type) and # <u>1</u>	Exterior Change
New Construction	Freestanding	Siding
Addition	Wall	Roofing
Fence/Wall <u>X</u>	Projecting	Windows/Doors
CONCEPTUAL REVIEW ONLY	Other sign (specify) <u>Relocate</u>	Paint <u>X</u>
Other (specify) <u>Replacing gutters and downspouts</u>		

\*\*\*SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION\*\*\*

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5

Hearing Date(s) \_\_\_\_\_

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Secretary, Board of Architectural Review

**Submittal to the City of Winchester's  
Board of Architectural Review  
Regarding 213 South Braddock Street**



**Winchester Church of God**  
2080 North Frederick Pike  
Winchester, VA 22603





# Winchester Church of God

Training Children | Restoring Families | Lighting the World

January 18, 2016

City of Winchester  
Board of Architectural Review  
15 North Cameron Street  
Winchester, VA 22601

RE: 213 South Braddock Street

Dear Board Members:

Winchester Church of God's Hope Again Care Center, which is currently located at 13 W. Boscawen Street, will be relocating to 213 S. Braddock Street in the near future. We respectfully submit the enclosed information regarding the exterior repairs, new materials and finishes to the Board of Architectural Review (BAR).

- 1. Exterior Repairs** – We intend to replace any damaged wood soffit or fascia with 1" clear pine boarding in order to match existing 1" materials. We anticipate these repairs to be minor in nature and only be required on the north and south elevations of the building. We will reuse all original wood trims. Previously, the original wood window over the east entry door was removed to install a window style air conditioning unit. We have located the original window and will be removing the air conditioner and associated vinyl siding/framing and reinstall the original window panel.
- 2. Exterior Painting** – We intend to paint all exposed wood soffit, fascia, trims, the entry and garage doors and jambs with the submitted Sherwin-Williams Extra White #7006 (see enclosed paint sample). We intend to paint the now silver painted standing seam metal roof and the upper portion of the gutter retention straps with Sherwin-Williams Dark Hunter Green #SW0041.

The steel casement windows along the south elevation of the building are clad with two-light aluminum storm windows which are attached to a wood jamb and trim that appears to have been recently painted. Since the white painted trim is for the most part covered by the storm window, we don't anticipate repainting the referenced wood window trims unless required by BAR.

The headers of the windows, entry door and overhead door on the east elevation are clad with a white pre-finished aluminum metal. Our intent is to only clean this existing metal, unless instructed by BAR to paint the white metal with the submitted white paint.

3. **Replacement or New Materials** - We intend on removing the existing modern style gutter and downspout materials on the north elevation (south elevation not present) and install the submitted pre-finished aluminum gutter and downspout on both the north and south elevations. The gutters will be a 5" half-round style material that will more closely match the period of construction of this 1940 building.

There is a short and deteriorated wire fence from the northwest corner of the building to the northwest corner of the property (see enclosed plat diagram). We intend on installing a new 6ft cedar fence on 4 x 4 posts. This fence will not be in public view and will secure the rear of our property.

4. **General Items** – Due to several years of vacancy at the reference property, vegetation has infiltrated one of the storm window cavity. We will pull this storm window unit and clear the vegetation and re-install the original storm window. We intend on cleaning the masonry block surfaces and the split-faced front elevation using NPS's recommended cleaning methods.

Thank you for considering our requests and for your devotion to maintaining our history architectural features in Winchester.

Respectfully submitted,



Darrell Waller  
Senior Pastor

Remove Abandoned Sign Bracket

Metal Clad Louvers

Sign Location - See next page

Metal Clad Headers

See Note #1

Paint Wood Jambs and Trims  
Including Transom Window - White

Restore Stone Window Sill

Paint Door and Jamb - White

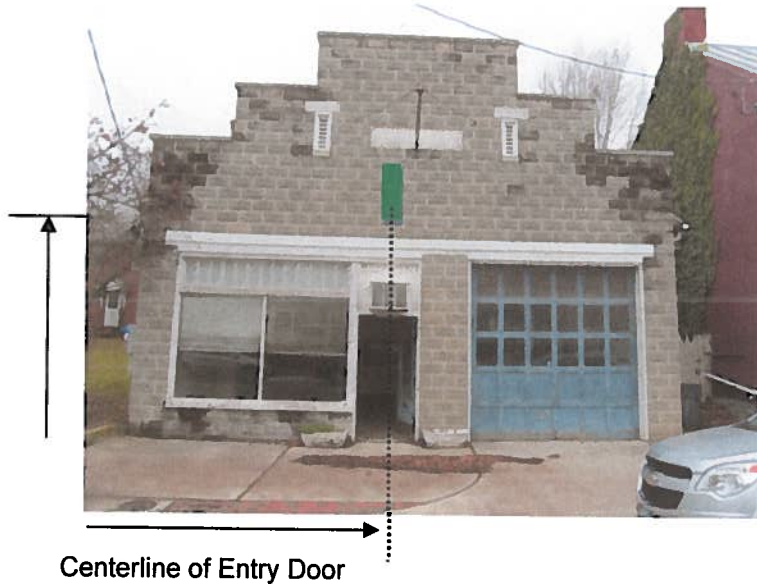
Paint Garage Door and Jamb - White

**NOTE: #1 - Remove Vinyl Siding and AC Unit - Reinstall Original 5 over 5 Wood Window**

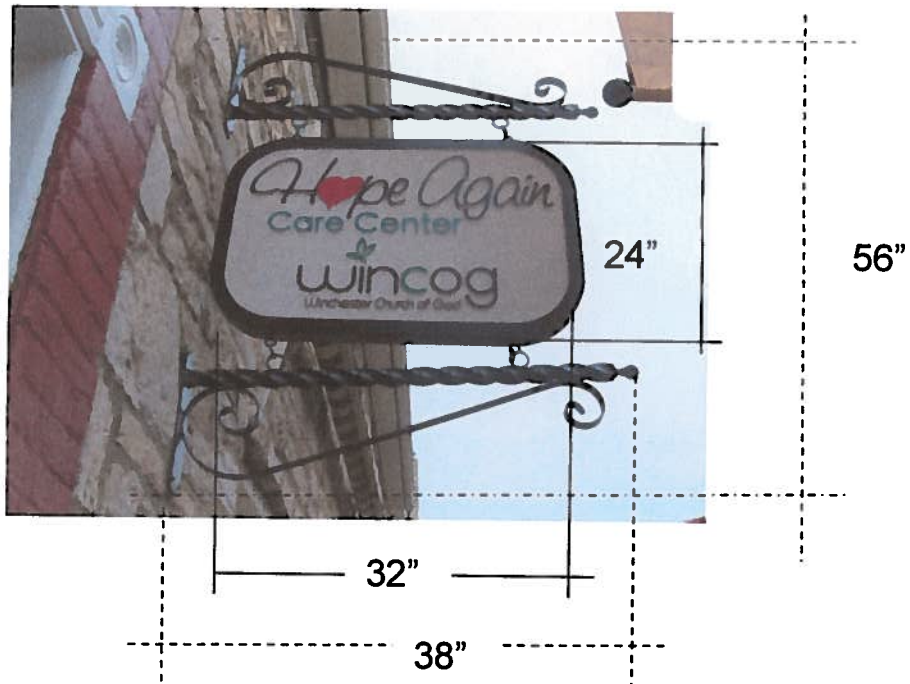


**Relocation of Sign Presently  
Located at 13 W. Boscawen Street**

11ft -6in from sidewalk  
to bottom of sign



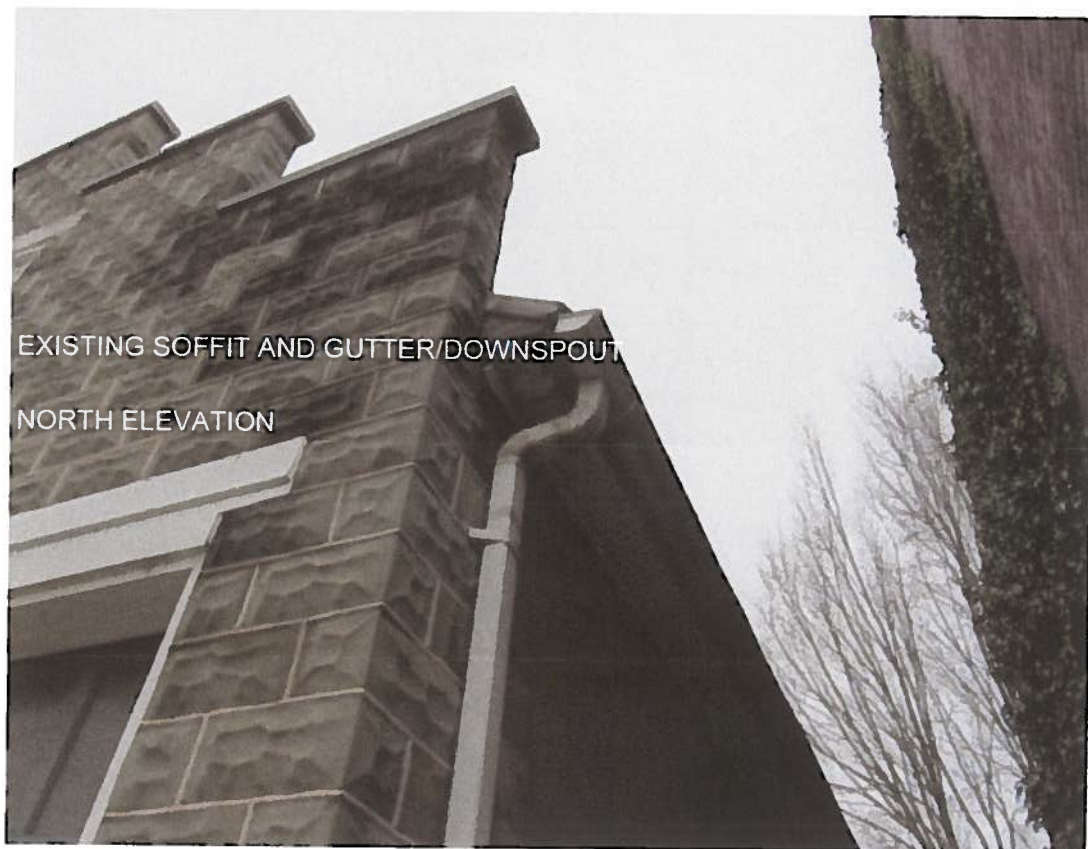
**Existing Sign**



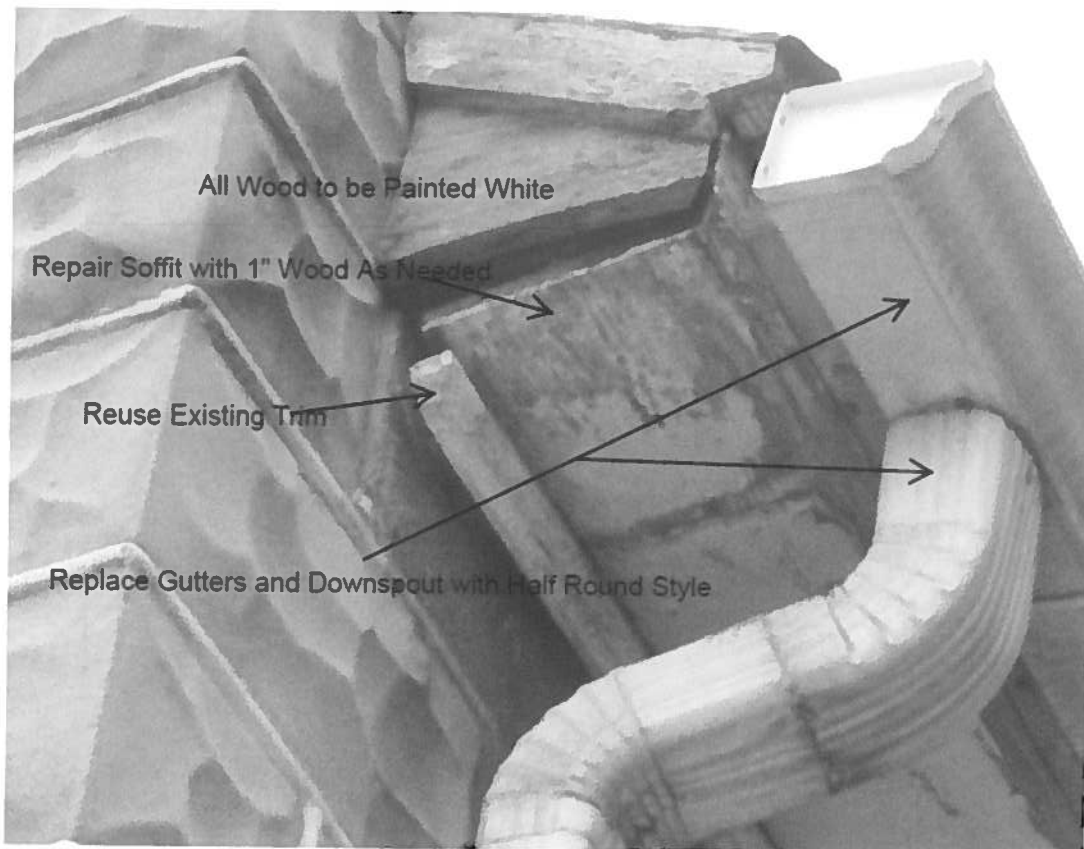
Sign 32" x 24" – Sign Assembly 38" x 56"

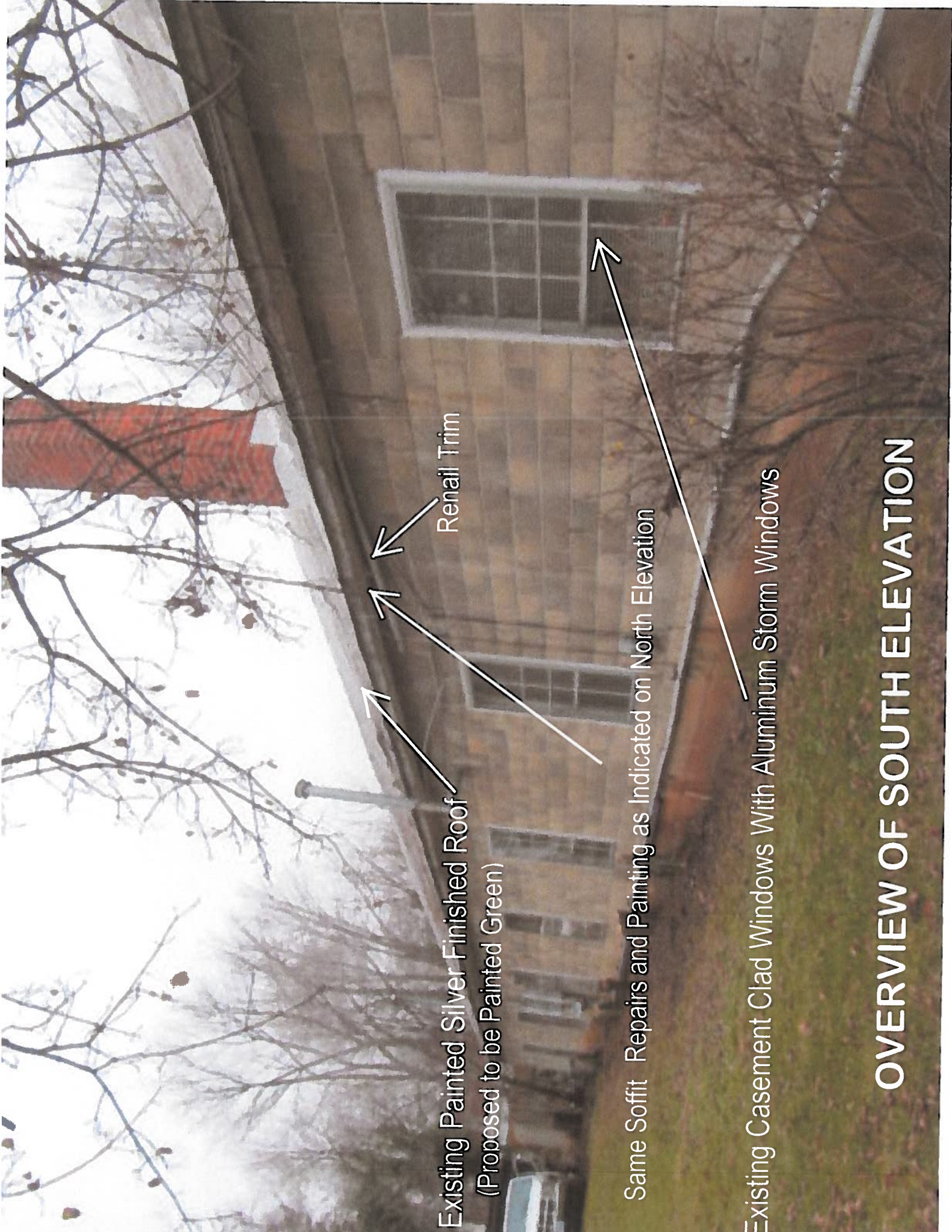
**213 S. Braddock Street – Original 5 over 5 Wood Window  
Reinstalled Over Entry Door and Painted White**











Existing Painted Silver Finished Roof  
(Proposed to be Painted Green)

Renail Trim

Same Soffit Repairs and Painting as Indicated on North Elevation

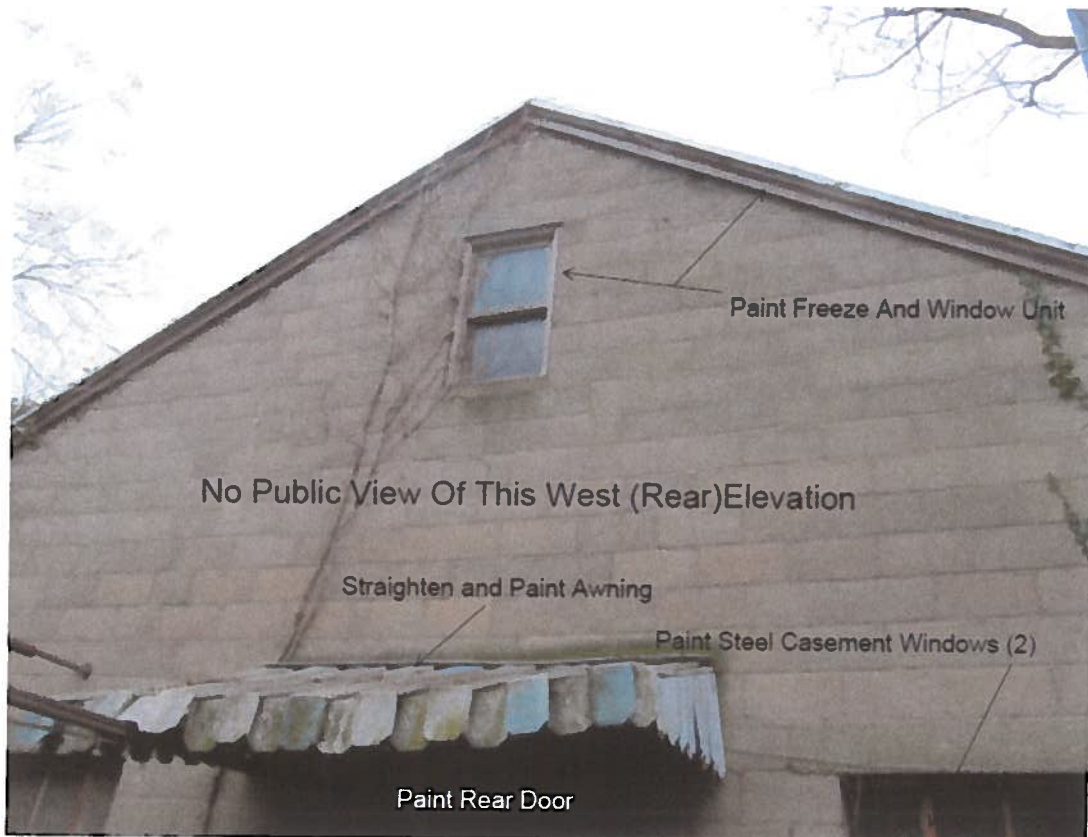
Existing Casement Clad Windows With Aluminum Storm Windows

## OVERVIEW OF SOUTH ELEVATION





Remove and Reset Storm Window in Order  
to Remove Trapped Vegetation



Paint Freeze And Window Unit

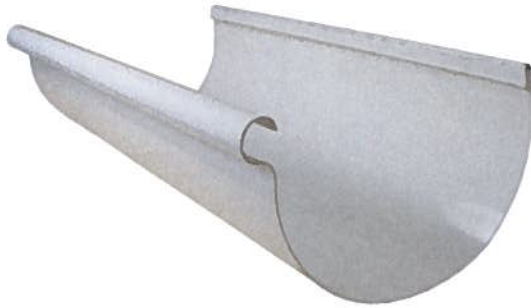
No Public View Of This West (Rear) Elevation

Straighten and Paint Awning

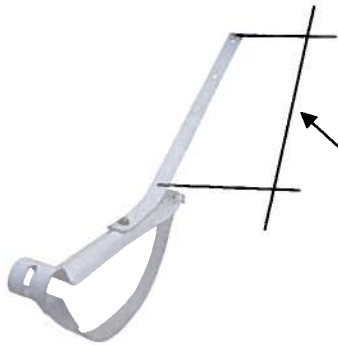
Paint Steel Casement Windows (2)

Paint Rear Door

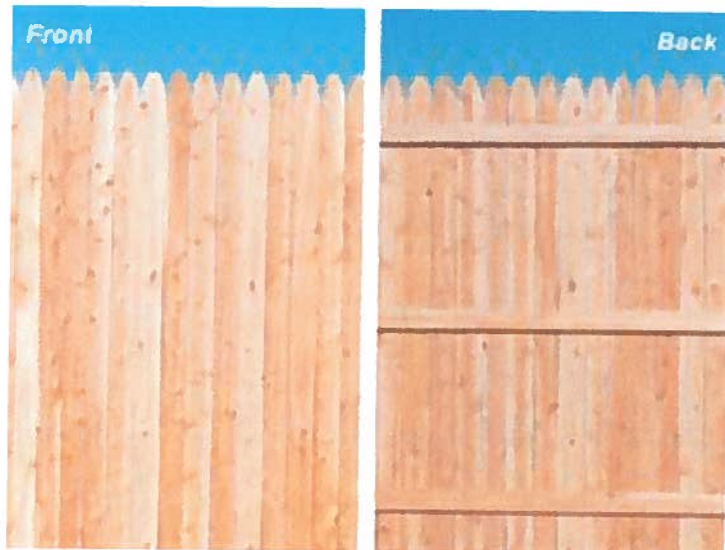
## **213 S. Braddock Street – Proposed New Materials**



5" Prefinished Aluminum Half Round –White - .037 Gauge



Note: Leg of Roof Strap Painted Green to Match Metal Roof



Typical 6ft cedar fencing panels with 2 x 3 rails and anchored with 4 x 4 treated posts

**REQUESTED PAINT COLORS FOR 213 S. BRADDOCK**



**SHERWIN-WILLIAMS - EXTRA WHITE # SW 7006**



**SHERWIN-WILLIAMS – DARK HUNTER GREEN - # SW 0041**

**CITY OF WINCHESTER  
ARCHITECTURAL INVENTORY**

**1976**

Address: 217 E. Graddock

Present Use: Commercial

Map & Parcel: 102-(1)

Assessed Value: \$ 71,000

Tract & Block: 2-5

Present Owner: Ellen E. Loy

Historic Name: \_\_\_\_\_

Address: \_\_\_\_\_

Original Owner: \_\_\_\_\_

Original Use: \_\_\_\_\_

Date: 17\_\_ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 1910-20

Style: Vern. L.Geor. Grk.Rev. Ital. 2ndEmp. Rom. Goth. Q.A. Col.Rev.  
B.Arts (None+) None- \_\_\_\_\_

Stories: (B) (1) 1½ 2 2½ 3 3½ 4 \_

Material: Stone Log Clapbrd. Wd.Fr. Brk. Plas. Cinder Block

Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:

Outstanding Excellent Good Average None

**Architectural Description**

The most interesting feature of this building is its stepped gable for the painted tin roof. If ever replaced, should be done in a more compatible scale and material to it's neighbor.

Historical Significance:

National State/Regional Local None

**Historical Description**

References:







# City of Winchester

## 213 South Braddock Street

Tax Map Number: 192-1-Q- 5-

DHR Resource Number: 138-0042-0154

Resources: 1 commercial building; 1 shed

Date/Period: ca. 1930

Style: Commercial

Sources: Sanborn Fire Insurance Company Maps



## Architectural Description

**Site Description:** This commercial building, which operated as an auto repair shop, is located on the south side of South Braddock Street and abuts the concrete sidewalk. A line of mature trees and then a wood fence extends along the eastern edge of the property.

**Secondary Resource Summary:** A one-story shed is located south of the building.

**Primary Resource Description:** Constructed ca. 1930, this one-story, three-bay commercial building was originally an auto repair shop. Set on a solid rock-faced, concrete-block foundation, this concrete block building features a rock-faced, concrete-block façade with a stepped parapet. Standing-seam metal covers the front-gabled roof, which is accented with overhanging eaves. An interior-side brick chimney rises from the east (side) elevation and has a plain cap.

A single-leaf, flush wood door with lights, topped by a blind transom, marks the façade (north elevation). A two-light fixed wood window, surmounted by a thirteen-light wood transom, is located in the easternmost bay. A concrete sill finishes the opening. A roll-up, garage door with lights is located in the westernmost bay. An aluminum-clad lintel spans all three openings on the façade. Narrow louvered vents flank a stuccoed rectangular panel in the upper gable.

The side (east and west) elevations are fenestrated with 6/3, double-hung, wood-sash windows. In addition, a single-leaf, paneled wood door with lights fenestrates the north elevation. The fenestration on the rear (south) elevation was not discernible from the public right-of-way.

**Secondary Resources Description:** Constructed ca. 1950, a one-story, one-bay shed is located south of the building. The wood-frame shed is clad with vertical board and is capped by a shed roof. Additional details were not visible from the public right-of-way because of the dense vegetation.

**Significance Statement:** This one-story auto repair shop is a unique example of a small commercial building constructed of rock-faced and regular concrete blocks in the City of Winchester dating from the second quarter of the twentieth century. Based on its form, materials, and Sanborn maps, this building can be given a ca. 1930 date of construction. This building retains integrity of materials, workmanship, and design. Further, this building retains integrity of location and setting. Although no longer used as an auto repair shop, it is still identifiable as such and retains integrity of feeling and association. This building is a contributing resource to the Winchester Historic District under Criteria A and C.

CERTIFICATE #: BAR- 16-043  
DATE SUBMITTED: 1/20/16



Rouss City Hall  
15 North Cameron Street  
Winchester, VA 22601

Telephone: (540) 667-1815  
FAX: (540) 722-3618  
TDD: (540) 722-0782  
Web: www.winchesterva.gov

APPLICATION  
BOARD OF ARCHITECTURAL REVIEW  
CERTIFICATE OF APPROPRIATENESS

*Robina Rich Bonfaut, Member*

Please print or type all information:

540-837-1988  
Telephone  
robina5@verizon.net  
E-mail address

309 BRAD LLC  
Applicant  
P.O. Box 208  
Street Address  
Boyce, VA 22620  
City / State / Zip

1-18-16

*Robina Rich Bonfaut, Member*  
Property Owner's Signature  
540-837-1988  
Telephone  
robina5@verizon.net  
E-mail address

309 BRAD LLC  
Property Owner (Name as appears in Land Records)  
P.O. Box 208  
Street Address  
Boyce, VA 22620  
City / State / Zip

PROPERTY LOCATION

Current Street Address(es) 308 LIBRARY LANE

Use: Residential

Zoning: \_\_\_\_\_ (HW)

Year Constructed: 2015-16

Historic Plaque? Y( ) N(X) Number: \_\_\_\_\_

TYPE OF REQUEST

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input type="checkbox"/> Exterior Change
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify)		

\*\*\*SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION\*\*\*

FOR OFFICE USE ONLY

☐ BAR Review OR ☐ Administrative Review per Section 14-5

Hearing Date(s) \_\_\_\_\_

CERTIFICATE OF APPROPRIATENESS: ☐ APPROVED ☐ DISAPPROVED ☐ TABLED ☐ WITHDRAWN

CONDITIONS NOTED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Secretary, Board of Architectural Review

## 308 Library Lane Carriage Lamps

Original indicated in application: Black painted metal

Product No.	Finish	Description	Size	Lamp(s)
P5923-10	Polished Solid Brass	One-light post lantern	8-1/2" dia., 21" ht. Fits 3" post (order separately).	3 candelabra base, each 60w max.
P5923-31	Black	One-light wall lantern	6-1/2" W., 12-1/8" ht. Extends 7-1/2".	1 medium base, 100w max.
P5927-10	Polished Solid Brass	One-light wall lantern	6-1/2" W., 21" ht. 21" ht. with tail; 16" ht. without tail	1 medium base, 100w max.
P5929-10	Polished Solid Brass	Three-light wall lantern	8-1/2" W., 23-1/4" ht. Extends 9-1/2". H/CTR 12-1/2".	3 candelabra base, each 60w max.

Medium base

Candelabra base

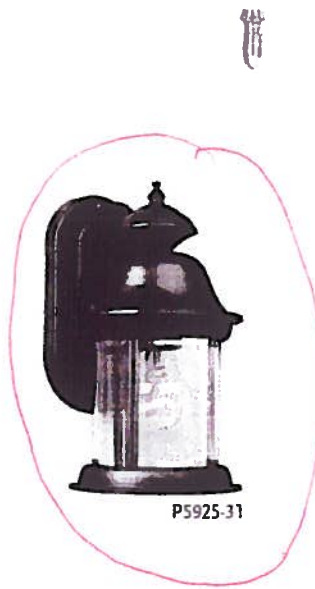
**NOTES**

Additional chain available on page 522.

H/CTR = Height from center of J-box to top of fixture.

Posts and other mounting accessories on page 614.

gresslighting.com



573

Final used on house: Portfolio Litshire 15.62" - Rubbed Bronze





AZEK PORCH FLOORING – (like Timber-Tech)



# CATEGORY COMPARISON

AZEK Building Products have advanced the evolution of outdoor living surfaces as a leader in research, development, and manufacturing of long lasting, low maintenance, Capped PVC decking. Today's alternative deck planks fall into three distinct categories - traditional composite, capped composite and capped PVC decking.

	Pressure Treated & Other Soft Woods	Wood Plastic Composite	Capped Wood Plastic Composite	Capped PVC
Year of Debut	N/A	1995	2008	2009
Maintenance	Annual Staining & Sealing	Periodic Cleaning	Periodic Cleaning	Periodic Cleaning
Aesthetics	Must be Stained or Painted	Resembles Wood	Real Wood Look	Enhanced Real Wood Look
Residential Warranty	None	25-Year Against Material Defects, Termites and Rotting	25-Year Against Fade & Stain, Material Defects, Termites and Rotting	Limited Lifetime Against Material Defects, Termites and Rotting
Durability	★	★★	★★★★	★★★★
Mold/Mildew Resistance	✗	★★	★★★★	★★★★
Stain Resistance	★	★	★★★★	★★★★
Scratch Resistance	★	★	★★	★★★★
Colorfast	★	★	★★★★	★★★★
Splinter Free	✗	★★★★	★★★★	★★★★
Heat Dissipation	★	★	★	★★
Approximate Initial Upfront Cost	\$3.1K - \$3.9K	\$4.1K - \$4.7K	\$4.4K - \$5.3K	\$5.1K - \$5.7K
Approximate Cost of Ownership Over 20-Years*	\$16.5K - \$18.1K	\$11.1K - \$11.7K	\$9.5K - \$10.4K	\$9.9K - \$10.7K

\* Cost of Ownership is an estimate based on the average deck size of 320 sq. ft. and includes all materials and labor for annual cleaning/staining and pressure washing.

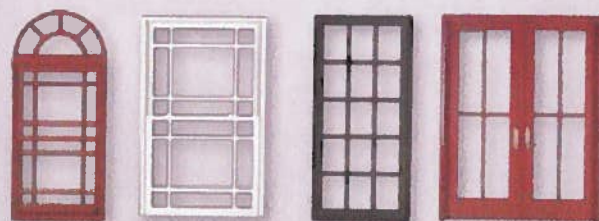




# **MIRA™ Windows and Doors**

## **Premium Aluminum Clad-Wood**

**SIZE & STYLE GUIDE**

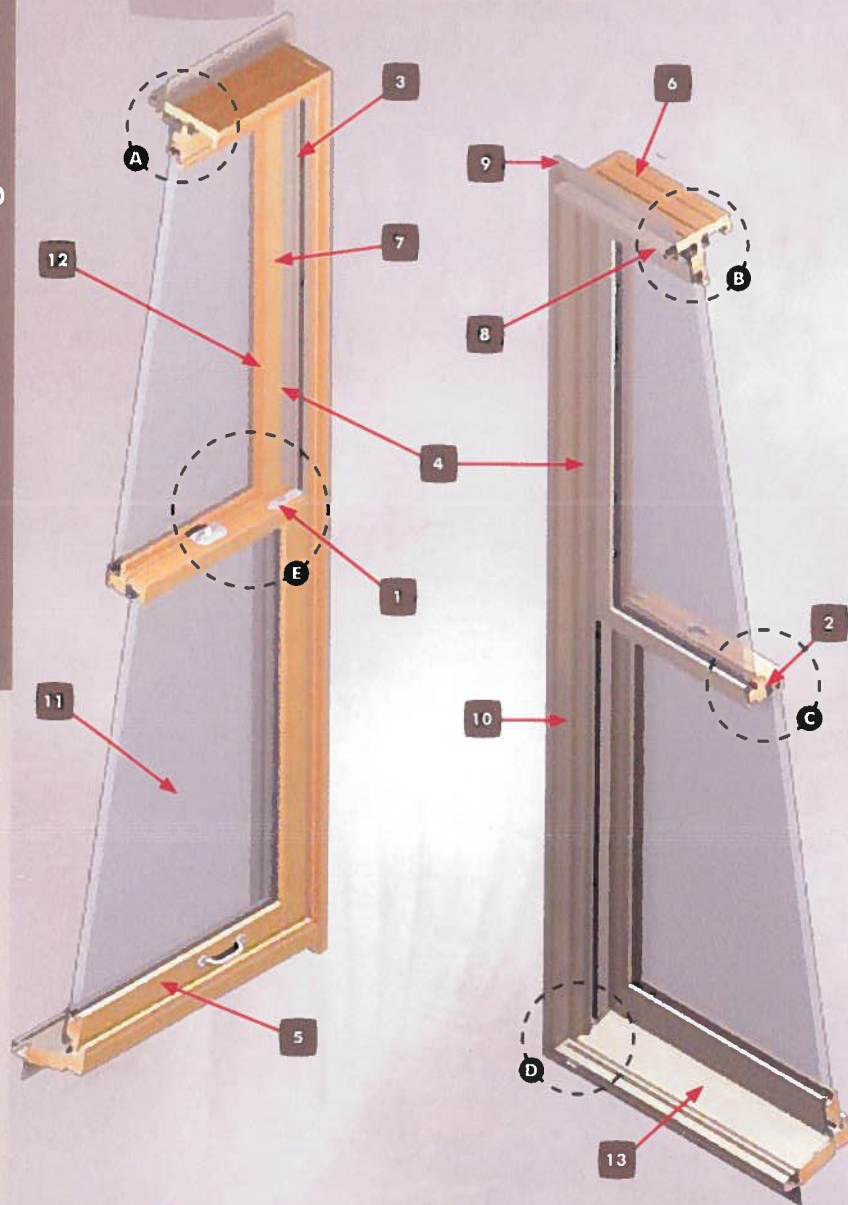


A GREAT REFLECTION ON YOU





# MIRA™ Double Hung Windows Standard Features



- 1 } Tilt-in sash design for easy cleaning from the safety of inside your home
- 2 } Sash interlock provides superior structural performance
- 3 } Stepped jambliner design for superior structural performance while maximizing available daylight opening
- 4 } Three-piece jambliner allows for different interior and exterior jambliner colors
- 5 } 6/4 sash construction for historically accurate wood window look
- 6 } 4-9/16" jambs made of clear wood eliminate extensive drywall work
- 7 } Sash & interior made with select clear wood; ready for paint or stain to match any interior décor (also available in pre-finished white)
- 8 } Integral face groove allows for easy mulling and exterior accessory application
- 9 } Pre-punched nailing fin with corner gasket for simple installation
- 10 } AAMA 2604 paint finish provides superior resistance to chalking and fading
- 11 } Energy-efficient Warm Edge Insulating Low-E Glass with Argon gas fill reduces energy costs while reducing fabric fading
- 12 } Vacuum-treated, solid wood components resist damage from water, insects and fungus
- 13 } Durable .050 Extruded Aluminum Cladding on all exterior surfaces resists dings and dents while providing structural integrity

**A** One-piece, full-depth 4-9/16" head and side jambs with inside stop blind nailed to reduce the number of visible nail holes

**B** Accessory grooves for mulling and casing application. Screen pocket in head and sill for spring-loaded screen

**C** Aluminum sash interlock provides superior structural performance

**D** Wept sill for increased water performance

**E** Flush-mounted tilt latches and lock and keeper with matching finish fasteners create a clean, high-quality appearance

CERTIFICATE #: BAR- 16-056  
DATE SUBMITTED: 1/28/16



Rouss City Hall  
15 North Cameron Street  
Winchester, VA 22601

Telephone: (540) 667-1815  
FAX: (540) 722-3618  
TDD: (540) 722-0782  
Web: www.winchesterva.gov

APPLICATION  
BOARD OF ARCHITECTURAL REVIEW  
CERTIFICATE OF APPROPRIATENESS

Please print or type all information:

540.665.0212  
Telephone  
architect@readerswartz.com  
E-mail address

FOR CHARLES SWARTZ, READER & SWARTZ  
IRVIN SHENDOW Applicant ARCHITECTS  
213 NORTH CAMERON STREET  
Street Address  
WINCHESTER, VA 22601  
City / State / Zip

Irvin Shendow  
Property Owner's Signature  
540.667.1430  
Telephone  
ishendow@verizon.net  
E-mail address

SHENDOW REAL ESTATE, LLC  
Property Owner (Name as appears in Land Records)  
122 NORTH LOUDOUN ST.  
Street Address  
WINCHESTER, VA 22601  
City / State / Zip

PROPERTY LOCATION

Current Street Address(es) 122 North Loudoun Street Use: COMMERCIAL  
Zoning: B1 (HW) Year Constructed: 1958 Historic Plaque? Y( ) N(X) Number: \_\_\_\_\_

TYPE OF REQUEST

<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input checked="" type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input checked="" type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify) _____	<input type="checkbox"/> Paint
<input checked="" type="checkbox"/> Other (specify) <u>REWORK EXISTING STOREFRONT</u>		

\*\*\*SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION\*\*\*

FOR OFFICE USE ONLY

☐ BAR Review OR ☐ Administrative Review per Section 14-5

Hearing Date(s) \_\_\_\_\_

CERTIFICATE OF APPROPRIATENESS: ☐ APPROVED ☐ DISAPPROVED ☐ TABLED ☐ WITHDRAWN

CONDITIONS NOTED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Secretary, Board of Architectural Review

January 28, 2016

Re: BAR submission for Bell's Fine Clothing narrative

The owner of 122 North Loudoun Street, Irvin Shendow, seeks approval from the Winchester Board of Architectural Review to demolish the southern portion of storefront on the Loudoun Street facade and the existing rear facade of 122 North Loudoun Street. The southern store front will be removed to allow construction of a new stair case for the proposed apartment addition to the Bell's building. The new storefront will incorporate the existing wine colored glass which will be removed from the existing storefront. The base of the storefront will be constructed of brick to match the existing brick or, if possible, the demolished brick will be reused. The new stair wall, which is in the entry area for the Bell's store, will be clad in a gapped and stained cedar finish. No other approvals for the front facade are being sought at this time. The apartment addition will be submitted for BAR approval at a later date.

The owner of 122 North Loudoun Street is also seeking approval to demolish the rear facade of 122 North Loudoun Street. This needs to be done to begin construction of the proposed apartment addition. The submission for these changes includes elevations of the proposed apartment additions, but these elevations are only to describe the Bell's apartment addition in order of magnitude. We are not trying to gain approval for any of the elevations of the apartments at this time.

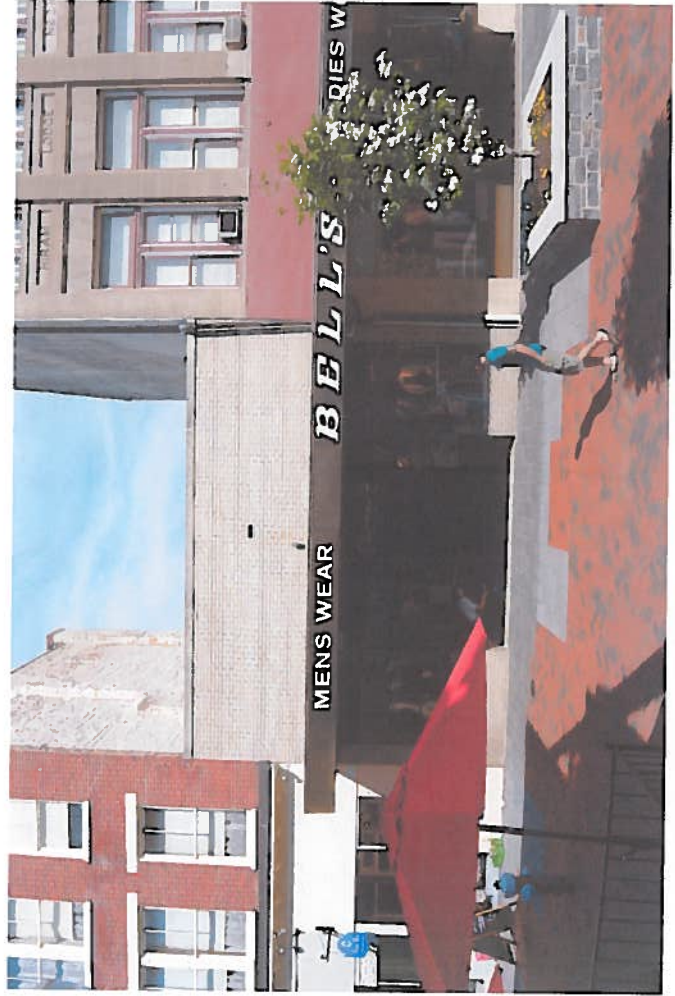
Sincerely,

Charles Swartz









# CITY OF WINCHESTER ARCHITECTURAL INVENTORY

1976

Address: 124 N. Loudoun Mall Present Use: Commercial  
Map & Parcel: 173 - (1) Assessed Value:  
Tract & Block: 0-5  
Present Owner: Historic Name:  
Address: Original Owner:  
Original Use:

Date: 17\_\_ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 1950-60

Style: Vern. L.Geor. Grk.Rev. Ital. 2ndEmp. Rom. Goth. Q.A. Col.Rev.  
B.Arts None+ None-

Stories: B 1 1½ 2 2½ 3 3½ 4

Material: Stone Log Clapbrd. Wd.Fr. Brk facing Plas.

Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:

Outstanding Excellent Good Average None

Architectural Description

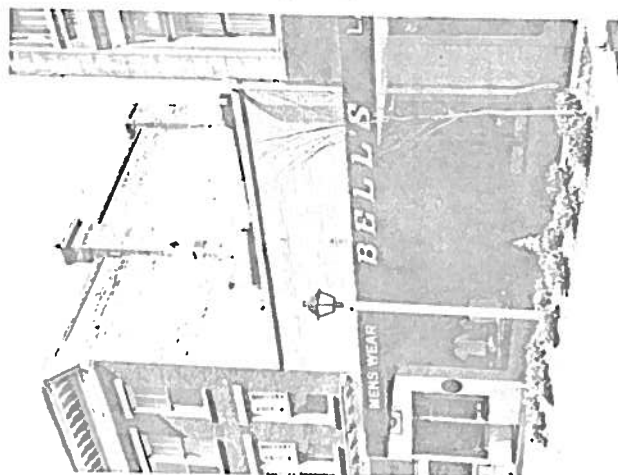
Inappropriate scale and insignificant facade treatment for a building on the Mall. Totally out of scale and proportion to its neighbors. Any new building on the site should take this into consideration. A three story contemporary building of compatible scale and material in quiet taste would be a visual improvement.

Historical Significance:

National State/Regional Local None

Historical Description

References:





# City of Winchester

## 122-124 North Loudoun Street

Tax Map Number: 173-1-O- 5-

DHR Resource Number: 138-0042-0702

Resources: 1 commercial building

Date/Period: ca. 1955

Style: Commercial

Sources: Sanborn Fire Insurance Company Maps



## Architectural Description

**Site Description:** Located on the east side of North Loudoun Street, this building is set on a level lot. Fronting this building is the concrete and brick sidewalk of the Loudoun Street pedestrian mall. Mature trees in planters are found on the pedestrian mall and slightly obscure the view of the façade. An asphalt and gravel parking lot is found to the rear of the building. Adjacent to this building is 120 North Loudoun Street, which shares the south (side) elevation, and 126-130 North Loudoun Street, which shares the north (side) elevation.

**Secondary Resource Summary:** There are no secondary resources associated with this property.

**Primary Resource Description:** This one-story, one-bay commercial building was constructed circa 1955 and reflects elements of the Modern Movement. Set on a solid foundation, this building is faced with stretcher-bond brick. A flat roof caps the building, while a small concrete cornice spans the roofline. A centrally-placed primary entrance provides access into the store. This recessed cant entry contains double-leaf glass doors with a one-light transom. Two fixed storefront windows flank the central entry and project towards the sidewalk and are set on a solid foundation. These storefront windows also feature wood surrounds and a band of tile above the windows. A one-story wide, flat metal awning shelters the first story and spans the length of the facade. This awning extends to the neighboring storefront entrance of 118-120 North Loudoun Street.

A two-story addition, constructed circa 1980, is located to the rear (east) elevation of the building. Set on a solid foundation, this addition has been parged and is capped by a flat roof. Rising from the east elevation is an interior-end parged chimney with a plain cap and a metal flue. Piercing the second story of the rear elevation are four multi-light fixed windows with stuccoed lug sills.

A two story L-shaped addition abuts the first rear addition on the north (side) elevation and is contemporaneous with the first addition. This addition is two stories in height, but is slightly shorter than the rear addition. This addition is also set on a solid foundation and has been parged. A flat roof also caps this addition. A multi-light fixed window with stuccoed lug sills and a single-leaf metal door pierce the north (side) elevation of this addition.

A one-story, one-bay addition is set adjacent to the rear addition on the east elevation and was constructed circa 1980. It has the same material treatment as the other additions. The flat roof that caps this addition features a parapet on the north elevation. A multi-light fixed window with lug sill is visible on the east elevation, while a single-leaf metal door pierces the north (side) elevation.

**Significance Statement:** This building is representative of mid-twentieth-century commercial architecture found in the City of Winchester. Site visits and further analysis of the building's construction materials and form suggest that it was built circa 1955. This Modern Movement-era building functions as a clothing store named "Bell's." The rear additions were constructed circa 1980. This commercial building still retains integrity of workmanship, materials, and design despite the later additions. It also maintains integrity of location and setting, as well as feeling and association. This commercial building is a contributing resource to the Winchester Historic District under Criteria A and C.



CERTIFICATE #: BAR- 15-703  
DATE SUBMITTED: 11/30/15



Rouss City Hall  
15 North Cameron Street  
Winchester, VA 22601

Telephone: (540) 667-1815  
FAX: (540) 722-3618  
TDD: (540) 722-0782  
Web: www.winchesterva.gov

APPLICATION  
BOARD OF ARCHITECTURAL REVIEW  
CERTIFICATE OF APPROPRIATENESS

Please print or type all information:

540-723-0585 Telephone  
mmckee@KEE CONSTRUCTION.COM E-mail address  
KEE CONSTRUCTION SVS INC Applicant  
420 EAST SUBAL EARLY DRIVE Street Address  
SUITE 104 WINCHESTER VA 22601 City / State / Zip

Chad Lewis Property Owner's Signature  
540-664-4804 Telephone  
LEWIS@NATIONWIDE.COM E-mail address  
CHAD MATTHEW LEWIS Property Owner (Name as appears in Land Records)  
217 SOUTH WASHINGTON ST. Street Address  
WINCHESTER VA 22601 City / State / Zip

PROPERTY LOCATION

Current Street Address(es) 217 SOUTH WASHINGTON ST. Use: \_\_\_\_\_  
Zoning: MR (HW) Year Constructed: 1945 Historic Plaque? Y( ) N(X) Number: \_\_\_\_\_

TYPE OF REQUEST

<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input checked="" type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify)		

\*\*\*SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION\*\*\*

FOR OFFICE USE ONLY

☐ BAR Review OR ☐ Administrative Review per Section 14-5

Hearing Date(s) \_\_\_\_\_

CERTIFICATE OF APPROPRIATENESS: ☐ APPROVED ☐ DISAPPROVED ☐ TABLED ☐ WITHDRAWN

CONDITIONS NOTED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Secretary, Board of Architectural Review

## **PROJECT DETAILS ("Scope"):**

KEE Construction will submit compliance paper work to the City of Winchester for approval of renovation

### **- Demolition (Division 021000)**

Demo existing balusters and railing

### **- Site Work (Division 020000)**

Cut back bushes. This can be a concern due to the amount of space the workers need. They will need to be cut way back.

### **- Masonry (Customer to approve red brick veneer) (Division 040000)**

Process for installation will be wire lath

Install red thin brick veneer for framing even with patio where old railing was removed

Install red thin brick veneer on front and sides of patio below mulch line

Water proof existing flagstone and brick work

### **- Wrought Iron (Division 050000)**

Customer has \$2,380.00 allowance for wrought iron. This allowance is for basic design. Harry White from Whites ornamental would like to meet with customer to discuss options (540) 336-0042.



Figure 1: Corner view from Washington Street. Home sits on the corner of Washington and Clifford Street

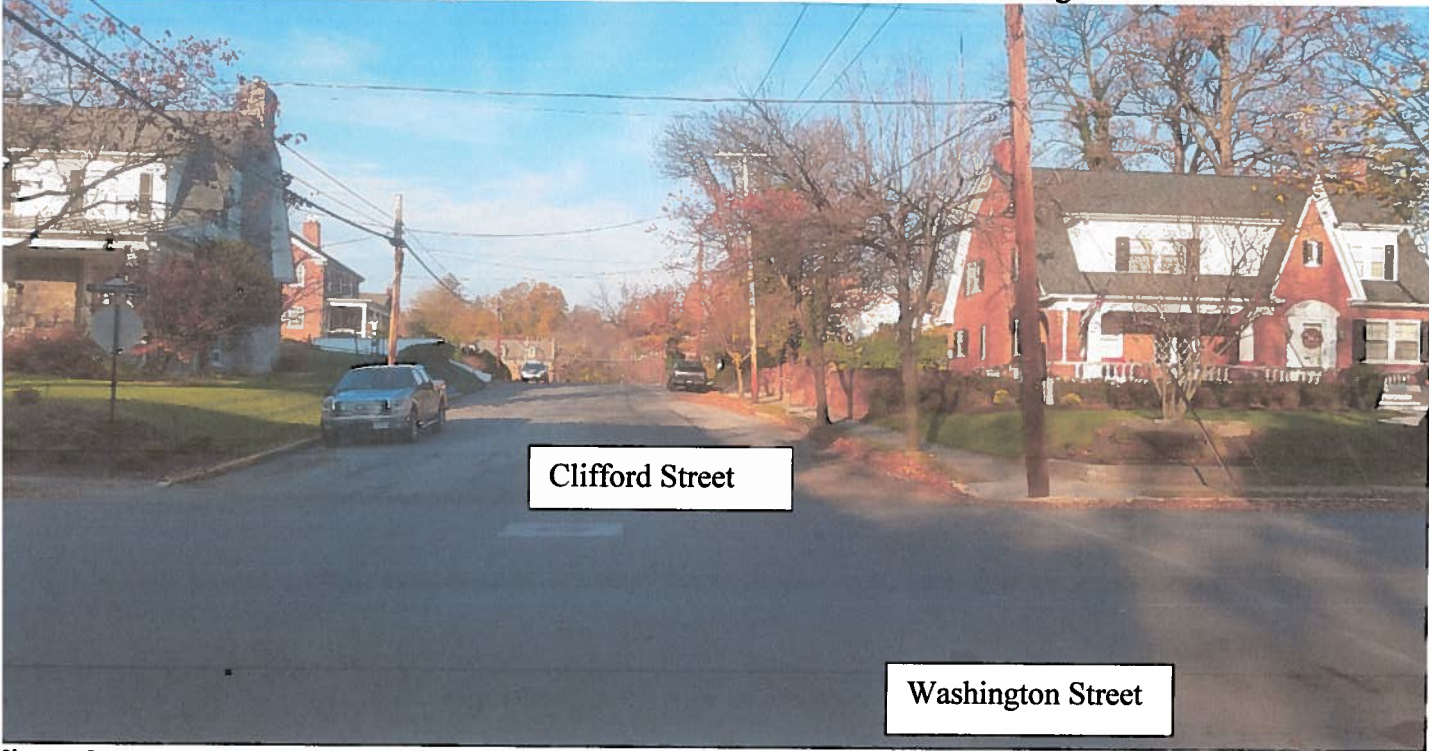


Figure 2:





**Figure 3: Pillars show years of paint. Brick work is popping out due to water freezing and expansion in mortar joints that have decayed**



**Figure 4: Brick work is bulging and popping out due to water freezing and expansion in mortar joints that have decayed**





Figure 5:



Figure 6:





Figure 7: Wall and columns will be demoed



Figure 8: Front view





Figure 9: Parge coating years of water damage



Figure 10: Parge coating years of water damage





Figure 11: Parge coating years of water damage



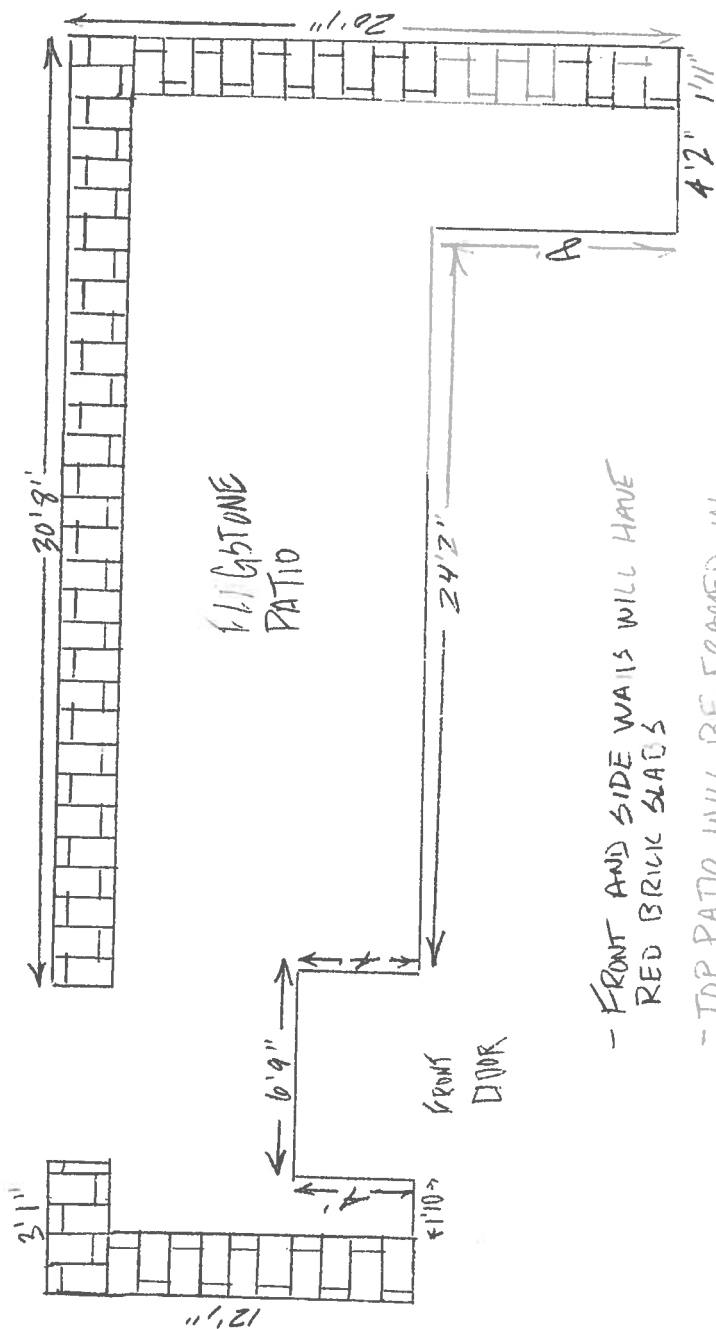
Figure 12: Parge coating years of water damage



Figure 13: Wrought iron existing on home.



CHAD LEMIS



- FRONT AND SIDE WALLS WILL HAVE RED BRICK SLABS

- TOP PATIO WILL BE FRAMED IN RED BRICK SLABS

- 5 WROUGHT IRON FENCE WILL BE INSTALLED ON TOP OF FRAMED IN AREA

✓

# CITY OF WINCHESTER ARCHITECTURAL INVENTORY

1976

Address: 217 S. Washington Present Use: residence  
 Map & Parcel: 192-(1) Assessed Value: \$ 65,300  
 Tract & Block: L-6 Historic Name: \_\_\_\_\_  
 Present Owner: Benjamin Butler Original Owner: \_\_\_\_\_  
 Address: \_\_\_\_\_ Original Use: \_\_\_\_\_

Date: 17\_\_ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 1950's

Style: Vern. L.Geor. Grk.Rev. Ital. 2ndEmp. Rom. Goth. Q.A. Col.Rev.  
 B.Arts None+ None-

Stories: (B) 1 1½ (2) 2½ 3 3½ 4

Material: Stone Log Clapbrd. Wd.Fr. (Brk.) Plas. cement foundation  
 common bond

Modifications: Minor Moderate Extensive

Physical Condition: (Standard) Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:

Outstanding Excellent (Good) Average None

Architectural Description

This is a 4 bay house with a shingled gambrel roof and a long shed dormer cut by a steeply pitched cross gable. There is a recessed columned porch and a Federal-style doorway. Both brick end chimneys are semi-exterior.

Historical Significance:

National State/Regional Local (None)

Historical Description

References:





# City of Winchester

## 217 South Washington Street

Tax Map Number: 192-1-L-6-

DHR Resource Number: 138-0042-1008

Resources: 1 single dwelling; 1 shed

Date/Period: ca. 1930

Style: Tudor Revival

Sources: Sanborn Fire Insurance Company Maps; Quarles, *The Story of One Hundred Old Homes*



## Architectural Description

**Site Description:** This one-and-one-half-story, single-family dwelling is located on the northwest corner of South Washington Street and West Clifford Street and is set back approximately twenty feet from the concrete sidewalk. The grassy property gently slopes to the east and is marked by mature trees, shrubs, and foundation plantings. A concrete walkway connects the dwelling to the public sidewalk. A brick wall lines the southern edge of the property. A concrete driveway approaches the property from West Clifford Street and leads to the garage.

**Secondary Resource Summary:** A prefabricated shed is located north of the dwelling and a garage is located west of the dwelling.

**Primary Resource Description:** Constructed ca. 1930, this one-and-one-half-story, three-bay single-family dwelling is designed in the Tudor Revival style with strong Colonial Revival-style elements. Set on a solid parged foundation, this building is faced with stretcher-bond brick. A gambrel roof, covered with asphalt shingles, caps the dwelling and features flared eaves and an ogee-molded cornice with returns. Matching exterior-end brick chimneys rise from the side (north and south) elevations and each chimney has a plain cap. A dormer, broken by a steeply-pitched front-gable on the eastern slope, has a shed roof of asphalt shingles. The stuccoed dormer is clad with paired 6/6, double-hung, wood-sash windows. Each paired set is flanked by louvered shutters. A second shed dormer, with the same material treatment, projects from the western slope. Fenestration consists of single and paired 6/6, double-hung, wood-sash windows. All windows have square-edged wood surrounds and louvered shutters.

A single-leaf opening marks the façade and is framed by the steeply-pitched front-gable. The opening holds a paneled wood door, which is embellished with fluted pilasters and a denticulated segmental pediment. The upper gable is fenestrated with a round-headed, four-light wood window with louvered shutters. Additional openings on the façade hold paired 6/6, double-hung, wood-sash windows. The northernmost opening is flanked by louvered shutters and all windows have concrete sills. A one-story, one-bay integral porch is located in the southernmost bay of the façade and is set on a solid parged foundation. Large, Tuscan wood columns and a rectangular brick post support the principle roof. A patio extends from the Colonial Revival-style porch.

The side (north and south) elevations are fenestrated with single and paired 6/6, double-hung, wood-sash windows, diamond-light, double-hung, wood-sash windows, and 8/8, double-hung, wood-sash windows. Quarter-circle fanlights flank the chimney shaft in the upper gable ends. Windows have concrete sills and flanking louvered shutters. The rear (west) elevation is pierced by two, single-leaf French wood doors and paired 6/6, double-hung, wood-sash windows. Windows have concrete sills and louvered shutters.

**Secondary Resources Description:** A one-story, one-bay prefabricated shed, constructed ca. 1990, is located directly north of the dwelling. The wood-frame shed is clad with T-111 siding and is capped by a gambrel roof of asphalt shingles. Visible fenestration consists of a single-light fixed wood window on the east elevation.

**Secondary Resources Description:** A one-story, one-bay garage, constructed ca. 1950, is located west of the dwelling. Set on a solid foundation, this garage is faced with stretcher-bond brick. A front-gabled roof caps the building and is covered with asphalt shingles. Overhanging eaves and raking wood boards accent the roof. A roll-up, paneled wood door with lights marks the façade (east elevation) and is surmounted by a soldier brick flat arch. A basketball hoop projects from the upper gable end. Additional fenestration was not visible from the public right-of-way.

**Significance Statement:** This two-story single-family dwelling, designed in the Tudor Revival-style with Colonial Revival-style influences, is a unique example of this design aesthetic constructed in the City of Winchester during the second quarter of the twentieth century. Based on the form and materials of the dwelling, as well as by using Sanborn maps, this building can be given a ca. 1930 date of construction. This single-family dwelling retains integrity of materials, workmanship, and design. Further, this dwelling retains integrity of location and setting. All of these aspects contribute to integrity of feeling and association. This single-family dwelling is a contributing resource to the Winchester Historic District under Criteria A and C.